



Heathcote Road, Leamington Spa
£325,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa are pleased to present to the market this stylish and beautifully designed 3 bedroom, two bathroom, Victorian terraced home locates in the popular Whitnash suburb of Leamington Spa.

Set over three storeys, this wonderful family home offers flexible, open plan living with accommodation extending to approximately 1163 sq ft.

Material Information:

Council Tax: Band C

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available

(Checked on Ofcom Feb 25)

Mobile Coverage: Limited Coverage

(Checked on Ofcom Feb 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







The Finer Details

Heathcote Road is a stylish and beautifully designed three bedroom, two bathroom Victorian, terraced house located in popular Whitnash, a short distance from the centre of Leamington Spa (2.5 miles).

This sympathetically restored family home has been lovingly maintained by the current owners and provides flexible and modern living across three floors with accommodation extending to approximately 1135 sq ft.

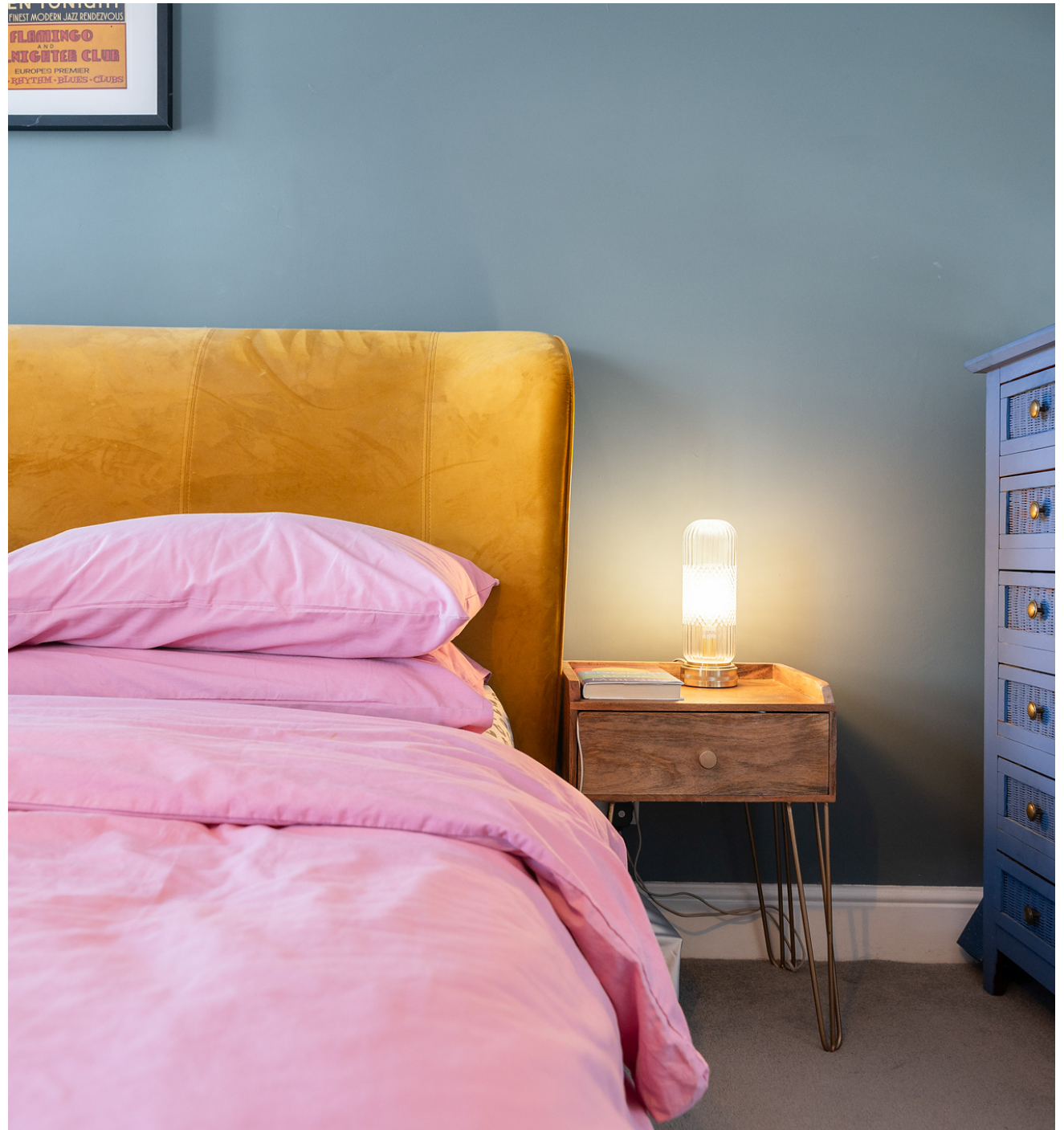
Upon arriving at Heathcote Road, a generous central entrance hall leads you past the stairs, to a bright and spacious, open plan living and dining room.

Large windows to the front of the sitting room and French doors to the rear of the dining room, providing an abundance of natural light while a working central log burner, provides a cosy and intimate atmosphere to compliment the many original features.

The kitchen is accessed from the dining room, and has dual aspect windows with views over the courtyard garden. The kitchen is a wonderful splash of colour, with wooden countertops, flagstone flooring and a range master cooker complete with gas hobs.

The stairs located in the central hallway lead you to the first floor and landing where there are two double bedrooms and a generous family bathroom. The master bedroom is spacious in size and has double built in wardrobes and front aspect windows. The second floor dormer was undertaken by previous owners and houses a good sized double bedroom as well as an en-suite shower room. There is additional, easily accessed eaves storage.

Externally, a walled rear courtyard garden is accessed from the dining room, and is a welcoming entertaining space complete with raised flower beds. There are hot and cold taps, as well as an external storage which benefits from plumbing and could be converted into a garden toilet/shower. A rear gate, leads you across a passageway to a secondary, much larger rear garden that benefits from a lawn, a patio and a decked area and has two large garden sheds. There is an abundance of local, on street parking.















About the Area

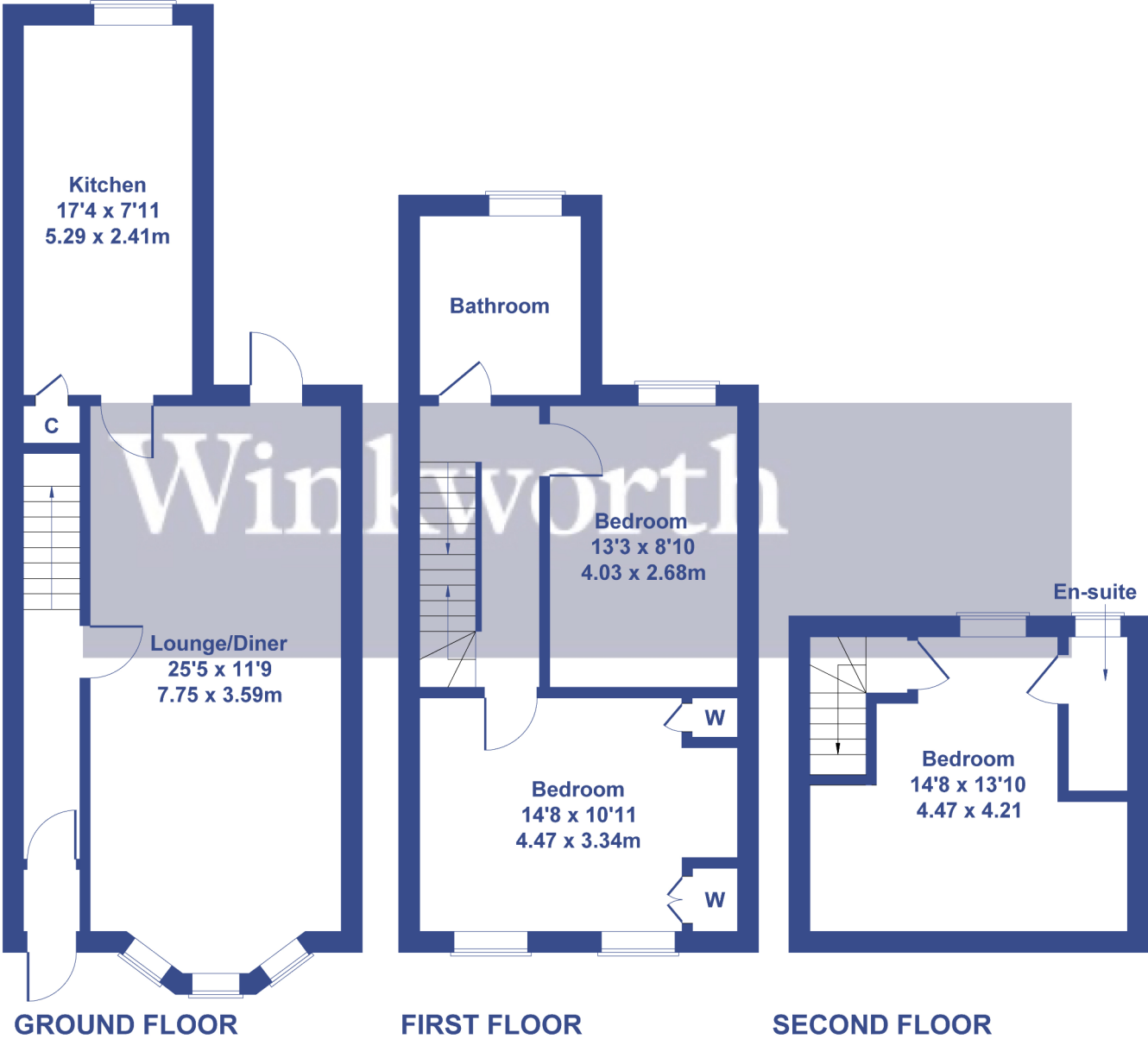
Heathcote Road is located in the former village of Whitnash, a short drive from both the centre of Leamington Spa (1.5 miles) and Warwick (2.7 miles) with their various shops, restaurants and famous parks. Whitnash has a tremendous community spirit and boasts an active Civic Centre (0.25 miles) and Sport & Social Club (0.25 miles) as well as numerous pubs and parks.

There are a number of good local primary and secondary schools within close proximity of Heathcote Road, with the St Josephs (0.4 miles) and Whitnash (1 mile) Primary Schools both within walking distance and Champion School (1.3 miles) and the brand new Oakley School (0.9 miles) nearby. The popular, private Warwick School (2.6 miles), Arnold Lodge (3.1 miles) and Kingsley School (2.9 miles) are all within a short drive.

Whitnash and nearby Leamington Spa and Warwick benefit from tremendous local and national transport links. Leamington Spa Train Station is 1.7 miles from Heathcote Road and has a direct service to London Marylebone (1 hour 20 minutes) and Birmingham Train Terminals (33 minutes), while the motorway network is a short drive away (3.2 miles) with the M40 accessed via multiple junctions providing access to London and the wider West Midlands.

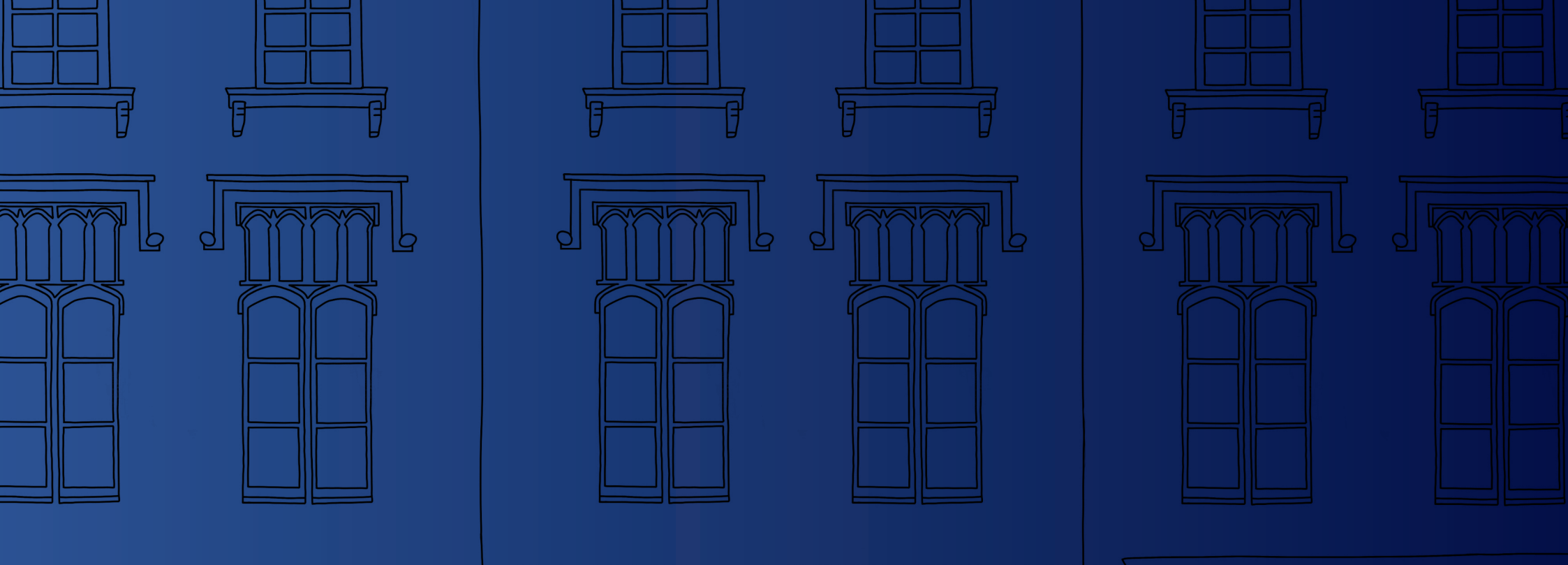


Approximate Gross Internal Area
1163 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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